

**APPROVED**  
**WINDERMERE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**

The virtual meeting of the Windermere Homeowners Association Board of Directors was held on May 18, 2026.

**1. CALL TO ORDER**

President Greg Estell called the meeting to order at 7:02 PM

**2. ROLL CALL / QUORUM ESTABLISHED**

Directors Present:

Greg Estell, serving as President (term expires December 31, 2026)

Beverly Jackson, serving as Vice President and Treasurer (term expires December 31, 2027)

Robert Ware, serving as Secretary (term expires December 31, 2027)

Valdis Kremers, serving as Member at Large (term expires December 31, 2027)

Don Wyatt, serving as Member at Large (term expires December 31, 2026)

Also Present:

Bridget White, Community Manager, Association Management, Inc. (AMI)

**3. PUBLIC FORUM**

All Windermere homeowners are invited to participate in the monthly Board of Directors meetings where they can share their concerns or ask questions to either the Board or management company. Homeowners can obtain their meeting credentials by contacting Bridget White, Community Manager, Association Management, Inc., at (317) 915-0400 option 5. Meeting login information is also available to homeowners after logging in to their account at [www.windermerefishers.com](http://www.windermerefishers.com). Look for “Recurring Monthly BOD Meeting Details” link under “Active Resources” on the landing page after logging in.

There were no homeowners present at tonight’s meeting.

**4. APPROVAL OF THE APRIL 20, 2026 MEETING MINUTES**

The April 20, 2026, meeting minutes were distributed via email, reviewed by the Board, and unanimously approved prior to the May 2026 meeting.

**5. TREASURER’S REPORT**

Treasurer discussed some general ledger account variances that were the result of timings of payments but do not represent changes to the amounts budgeted for the year.

## **6. COVENANT/BY-LAW AMENDMENT**

Election ballots for selection of the 2026 Windermere Neighborhood Committees have been mailed to all Windermere homeowners. Completed ballots must be received by Association Management, Inc. by May 30, 2026.

Eads, Murray and Pugh, P.C. will be providing in-person, orientation training for the newly elected committee members in the June 2026 timeframe.

The implementation of a monetary fine structure to address covenant violations was discussed, but not brought to a Board vote.

## **7. WINDERMERE SWIMMING POOL**

Pool Committee Chairman Don Wyatt provided the following report.

To date, 152 pool memberships have been purchased resulting in \$62,881 of the projected \$83,000 revenue. Additional revenue is expected as additional pool memberships are purchased.

Iron Pointe was approved as a neighboring community with residents eligible for swimming membership.

There are several pool related tasks that have been completed or are expected to be completed prior to the opening of the 2026 pool season. These tasks include:

- Cleaning and filling the swimming pool;
- Removal of the existing pool heater and delivery and installation of a Raypac HI Delta P752C pool heater;
- Removal of the wooden fence around the existing pool heater and installation of a new and taller fence that modestly expands area available for heater and associated equipment;
- Diving board refurbishment and re-coating ;
- Restrapped lounge chairs;
- New pool side tables; and
- Comprehensive pre-launch check of pool operating systems.

Prior to this board meeting, Don Wyatt met with Aquatic Management, Inc. staff to discuss pool management expectations.

## **8. LANDSCAPING AND STORMWATER RETENTION PONDS**

Debris and excessive vegetation at three stormwater retention ponds have been reported. This work is outside of the contractor's scope of work that treats the stormwater retention ponds, and a suitable contractor needs to be identified. AMI will coordinate contractor review.

Revised cost estimates for pond erosion work at stormwater retention ponds "F" and "I" that standardizes requirements to address specific areas of repair cited in Fishers stormwater pond

inspections are being prepared. Following receipt they will be included in a proposal for a Fishers Stormwater Grant.

A community inspection was conducted with Encore Landscaping on May 6<sup>th</sup> that focused on three key areas: turf/lawn restoration, weed control, irrigation, and trimming/pruning. Repair of irrigation systems at several locations will be required in order to address turf/lawn restoration. Areas with irrigation will be restored after irrigation systems are fully operable. Areas without irrigation systems will be restored in the fall.

Full refurbishment of the islands at the entrance of Windermere Boulevard and 106<sup>th</sup> Street is expected to begin the first week of June.

2026 Community Project Priorities (Trees/Brush/Landscaping):

- Stormwater retention pond rip rap funded from reserves;
- Stormwater retention ponds – clearing of debris and vegetation;
- Tree trimming for street clearance (10 feet) in areas managed by the HOA, per City of Fishers request;
- Tree trimming/removal at Heritage Green/Woods Edge, Lakeside Green/Woodlands borders. Inspection planned May 28 with Gaddies Tree Service to identify work and identify RFP requirements.
- New evergreen plantings for screening along berms where trees have been removed and/or where fences will be removed upon (eventual) failure.

## **9. MONUMENT WALLS**

Windermere has 39 monument walls, and all have exhibited some degree of degradation primary due to weathering. An RFP is being drafted for Board review that will invite potential contractors to respond with their proposed solutions for monument wall restoration. The expected cost of this project will require that the work be completed in phases, with the most severely degraded monument walls receiving priority.

## **10. ARCHITECTURAL REVIEW COMMITTEE**

Architectural Review Committee Chairman Don Wyatt provided the following report.

Of the 72 requests that the Architectural Review Committee has received year to date, 58 have been adjudicated by the committee (either approved or denied), 5 are in the review process, and 9 have entered the review process. Complete requests are adjudicated within 21 days.

## **11. SAFETY**

In addition to the Fishers Police Department, Windermere HOA employs an off-duty police officer to patrol Windermere neighborhoods on occasion. The patrol report was reviewed.

## **12. HOA ADMINISTRATION**

### **Community Website**

Don Wyatt and Valdis Kremers are working together to make improvements (functionality, ease of use, mobile friendly) to our community website (windermerefishers.com). They will be developing the scope, timeline, and budget for this project and presenting status. Mallorie Parish has volunteered to contribute to this effort.

### **Online Records Storage**

Association Management, Inc. has created electronic folders for Windermere HOA Board meeting materials, allowing Directors to see all monthly meeting documents in one place before and after meetings.

### **Virtual Meeting Software**

The Board unanimously approved a one-year subscription to Zoom virtual meeting software program at a cost of \$170. Capacity should easily support community-wide meetings, based on historic participation.

## **13. EXECUTIVE SESSION**

CCR violation management processes were discussed, with the objective of improving visibility and decision making for residents, the management company, and Board. It was confirmed the preferred course of action is HOA self-help, with costs billed to property owners who fail to address mailbox and parkway tree matters in the right of way adjacent to properties. Violations regarding matters on private property which owners continually fail to fail to address may be referred to HOA counsel for legal action.

Past due accounts and collection activities by legal counsel were reviewed.

## **14. NEXT MEETING**

The next monthly meeting is to be held virtually on June 15, 2026.

The board meeting adjourned at 9:00 PM.

These minutes were submitted to the Board of Directors for approval prior to the next meeting.

Robert Ware  
Secretary  
May 18, 2026